

**Planning Policy Statements - Village Centre**

- All development within the Village Centre is to comply with the requirements of the Port Geographe Village Centre Design Guidelines including setbacks for waterfront and parkland residential lots.
- Maximum of 3000m<sup>2</sup> of net lettable area of Retail Footspace and a maximum of 200m<sup>2</sup> of constructed Footspace for Community Purposes is to be provided within the area of the Village Centre identified for Mixed Use.
- Public access along the boardwalks proposed along the waterfront and within the Village Centre, as identified on the Port Geographe Development Plan and Village Centre Precinct Plan, is to be appropriately secured. The Boardwalks and associated structures are to be constructed by the Proponent and maintained by the owners of the relevant lots to the satisfaction of the Shire of Busselton and the Department for Planning and Infrastructure in accordance with construction details submitted to the Subdivider and approved by those agencies. The design of the Public Boardwalk adjacent to the Public Boat Ramp is to be to the satisfaction of the Department for Planning and Infrastructure as no in-halter boat launching.
- All residential parking to be contained on individual residential lots in accordance with the District Town Planning Scheme and the R-Codes.
- In respect to the development of residential lots within the Business Zone, Council will apply the requirements of the Residential Design Codes of Western Australia as per the zoning/land use designations indicated in the revised Development Plan.
- The staged construction of the boat/trailer parking bays by the Proponent is to be determined at the Subdivision stage or through the Development Deed in a manner that reflects progressive development of the project and progressive demand for additional facilities.
- The land earmarked as "P1 500 - Potential Tourist Development Lot" will need to be investigated prior to any development or subdivision proposal. In particular issues related to floodway, wetland protection and acid sulphate soils will need to be addressed.
- This Plan forms a framework for more detailed planning to occur at the subdivision and development stage.
- Cycle racks are to be provided in the Village Centre Shopping/Tourist Carpark.
- The "vertical water bodies" situated within Lot 9001 are each a "non-navigable water body". Although connected to the overall Port Geographe water body they are not intended for use by boats and have no public access. The tenure and management of the waterbody areas, as defined, are to be the responsibility of the Shire and any unconnected water bodies should be managed by the Proponent.

**Planning Policy Statements - South of Layman Road**

- Development outside the Port Geographe Development Area (PGDA) boundary is indicative only and is subject to a Scheme Amendment.
- Development on land not owned by the Port Geographe Joint Ventures is to be undertaken with the concurrence of the landowner.
- Any works within the Conservation Reserve proposed to be contained within the revised Port Geographe Development Area boundary will be restricted to uses permitted in this reserve under the Scheme, including roads, drainage and open space.
- Prior to the clearance of subdivision conditions for any subdivision, the proposed 'land swap' between the Subdivider and CALM shall be resolved to the requirements of CALM and to the satisfaction of the Shire of Busselton. If the land exchange is not possible the Commission would be supportive of a realignment with the current "Port Geographe Development Area" footprint and the re-arrangement of land and residential lots in the eastern section of the PGDA.
- Areas identified as Residential R20/40 are proposed to enable owners of these lots the option to develop the lots in accordance with the provisions of Clause 58(c) of District Town Planning Scheme No.20 relating to the development of grouped dwellings.
- Prior to the clearance of subdivision conditions for any lots with potential frontage to a canal, the Subdivider shall submit to the Shire of Busselton the approved 'Jetty and Mooring Plan' (from the relevant government agency) that in particular, addresses the following:
  - defines the location of proposed jetties; and
  - determines the means by which the Subdivider will identify and preserve the view corridors of canal based lots.
- Prior to the commencement of subdivision works on any lots with potential frontage to a canal, the Subdivider shall submit to the Shire of Busselton a 'Coastal Works Management Plan' in relation to sand by-passing and seaweeds wash management that adequately addresses the legal obligations of the Subdivider, including meeting the requirements as set by the Environmental Monitoring and Management Plan (EMMP) as it exists from time to time, to the reasonable satisfaction of the Shire of Busselton. Where trucking is envisaged the route shall be subject to prior written approval by the Shire of Busselton. The route shall be clearly defined and selected so as to minimise impact on residents.
- The Council will not support any closures of the Layman Road reserve in proximity to the proposed canal crossing until road access and cartage related to the removal of sand and seaweeds wash from the adjacent Geographe Bay beaches and associated amenity issues are to the satisfaction of the Shire of Busselton, in accordance with the requirements of the relevant statutory authorities.
- Prior to the clearance of subdivision conditions for any lots with potential frontage to a canal, the Subdivider shall submit to the Shire of Busselton and to the requirements of the Department of Environment or other relevant government agency, verification of the flushing time and efficiency of water circulation within the 'new' canal network, all to the satisfaction of the Shire of Busselton.
- Prior to the issue of subdivision approval for any lots in Layman Road with potential frontage to a canal, the Subdivider shall:
  - submit to the Shire of Busselton and the Western Australian Planning Commission, a plan that:
  - investigates the narrowing of Layman Road to facilitate subdivision development over the portion of road; and
  - addresses the street design guidelines of Layman Road; and
  - commit to the implementation of the approved Plan, all to the satisfaction of the Shire of Busselton.
- Prior to the closure of the Layman Road (road reserve) to facilitate opening of the canals, or other time as agreed to by the Shire of Busselton, the Subdivider will construct a pedestrian bridge to the specification, requirements and satisfaction of the Shire of Busselton at the full costs to the Subdivider.
- Prior to the clearance of subdivision conditions for any lots, the Subdivider will submit to the satisfaction of the Shire of Busselton, a "Mosquito Management Plan" that addresses the potential impact of mosquitoes on future residents and means for the control of mosquitoes associated with the land. The Shire will recommend to the Western Australian Planning Commission that:
  - conditions be placed on any subdivision seeking appropriate notification on bills reflecting the possible impact of mosquitoes; and
  - the Subdivider will be required to contribute to the preparation and implementation of a "Mosquito Management Plan" for the "Yeeva-Winnappa Wetlands" all to the satisfaction of the Shire of Busselton.
- The 'Active POS' area generally west of the proposed large lake shall be:
  - developed by the Subdivider to the satisfaction of the Shire of Busselton in a manner that provides for (at least) two 'sevier soccer pitches'; and
  - transferred to the Shire of Busselton pursuant to Section 20 of the Town Planning and Development Act 1929 upon the clearance of subdivision when the number of lots created exceeds 50% of the total lot yield for the Port Geographe Development Plan (not including lots existing at December 2004); all to the satisfaction of the Shire of Busselton.
- The 'community purpose site' shall be transferred to the Shire of Busselton in accordance with the Port Geographe Development Deed.
- Prior to the clearance of subdivision conditions for any lots or approval of development of any kind, the Subdivider, the Shire and the Minister for Transport will enter into a Deed of Variation to the Port Geographe Development Deed which deals with any issues arising from the approved Port Geographe Development Plan including, but not limited to, the changes of the Port Geographe Development Plan, the community purpose site, the Layman Road Bridge and the sand by-passing and seaweeds wash management issues. In implementing this policy statement, the WAPAC will impose a condition on any subdivision application requiring the execution of the Development Deed. The deed wording will be determined at the subdivision stage.
- Prior to the clearance of subdivision conditions for any lots or approval of development of any kind, the Subdivider is required to undertake a traffic management plan study for the development areas and immediate surrounds that among other things, will identify road works the Subdivider will carry out to the satisfaction of the Shire of Busselton; will commit to the implementation of the approved traffic management plan study; and acknowledges that the design of the Port Geographe Development Plan may need to be amended to reflect the outcomes of the traffic management plan study; all to the satisfaction of the Shire of Busselton.
- Prior to the clearance of subdivision conditions that create a 'Public Large Lake' the Subdivider will provide to the satisfaction of the Shire of Busselton, Western Australian Planning Commission and the Department of Environment, evidence that an adequate supply of water has been allocated by the Department of Environment for the lake or other measures that maintain water quality and water levels in freshwater lakes in perpetuity and in the event that flushing of the canals may be necessary, capability to access the water allocation is available to the land owner; the Shire shall recommend to the Western Australian Planning Commission that a condition be included requiring the subdivider to demonstrate adequate water levels and water quality in the 'large lake'; prior to the clearance of subdivision conditions that establishes the lake, the Subdivider shall provide to the satisfaction of the Shire of Busselton, an establishment and maintenance agreement; Public Open Space (public access around the lake is to be provided in a range of access designs and varying width to include boardwalks, paved pathways and native lowland vegetation; the public access way around lake to be a Pedestrian Access Way (PAW) and vested with the Shire of Busselton.
- Prior to the issue of subdivision approval for any lots or approval of development of any kind, the Subdivider shall submit a 'subdivision staging plan' that clearly indicates the likely staging of lots, public open space (including the 'lake'), pedestrian bridge, conservation reserve, water low centre and cafe, and other relevant works all to the satisfaction of the Shire of Busselton.
- Prior to the issue of subdivision approval for any lots or approval of development of any kind, the Subdivider shall submit to the Shire of Busselton, a 'subdivision contributions plan' that among other things, clearly identifies the community contributions of the Subdivider associated with a 'Settlement Fund' for the whole Port Geographe Development, or other areas as agreed to by the Shire of Busselton, and the Subdivider, contributors associated with the development of future lot roads and public access ways in the locality and contributions of a 'water low study centre' towards the satisfaction of the Shire of Busselton.
- Any areas of 'additional' public open space be shown as 'future open space' associated with a future revised 'Port Geographe Development Area' and will not form part of the open space calculation until these areas are included in the Port Geographe Development Area.
- Prior to any ground disturbing activity, the Subdivider is to provide written evidence to the Shire of Busselton that the Subdivider has obtained the necessary clearances from the Department of Defence or other relevant authorities that the site is clear of any potential unexploded ordnance.
- Prior to the commencement of subdivision works, an 'Acid Sulphate Soil Management Plan' and 'Drainage and Nutrient Management Plan' shall be prepared to the satisfaction of the Shire of Busselton and the Department of Environment.
- At subdivision Council and CALM will recommend subdivision conditions related to the new Layman Road to ensure issues of landscaping and environment are appropriately addressed. Issues include, but are not limited to, light spill, drainage, vegetation used for landscaping and fencing.

**ENTIRE ESTATE INFORMATION**

POS PROVISION	
North of Layman Road	
GSA 70.8942ha - 10% = 7.0894ha	
-POS Provision	12.3671ha
-POS Cash In Lieu	0.2100ha
Sub-Total POS	12.5771ha (17.77%)
South of Layman Road	
GSA 71.6213ha - 10% = 7.1621ha	
-POS Provision	7.9894ha
(Minimum Annual Land)	
Sub-Total POS	7.9894ha (11.15%)
TOTAL GSA	142.5072ha
TOTAL POS	20.5665ha (14.44%)

NOTE: POS areas are indicative only and may change when detailed subdivision occurs

REVISED DEVELOPMENT PLAN SCHEDULE (VILLAGE CENTRE PRECINCT)		
LOT No.	AREA (ha)	DESCRIPTION
612	2.59	Tourist Accommodation
584	0.83	Boat Ramp & Trailer Parking
583	1.41	Grassed Overflow Trailer Parking
45-46	1.00	Mixed Use R60
500,501,674	1.32	Hotel & Harbour Apartments
580	1.03	Marina Operator
1-10,11,30	0.80	Single Residential Lots R20 - R40
31-37	0.80	Tourist Accommodation/Residential R40
38-44	0.28	Grouped Dwelling Sites (R40)
11,30	0.28	

- Village Centre Precinct
  - Port Geographe Development Area Boundary
  - Public Access Around Lake
  - Village Centre Pedestrian Route
  - Dual Use Path
  - Floodway (1:100 Year)
  - Pedestrian Bridge
  - + Toilet Facility
  - Landscape Buffer (min. width 25m)
  - Residential R15
  - Residential R20
  - Residential R20/R40
  - Residential R30
  - Residential R40
  - Residential R60
  - Public Open Space
  - Community Purpose Site
  - Public Boat Ramps
- OUTSIDE PORT GEOGRAPHE DEVELOPMENT AREA BOUNDARY. SHOWN FOR DEVELOPMENT CONCEPT PURPOSES ONLY. REQUIRE SCHEME AMENDMENT & REVISED DEVELOPMENT PLAN PRIOR TO DEVELOPMENT.
- OUTSIDE PORT GEOGRAPHE DEVELOPMENT AREA BOUNDARY. HOWEVER, PROPOSED WORKS ARE PERMISSIBLE UNDER THE CURRENT SCHEME.
- NOTE 1: INDIVIDUAL LOT SIZES AND CONFIGURATIONS ARE INDICATIVE ONLY AND WILL BE CONFIRMED AT SUBDIVISION APPLICATION STAGE.
- NOTE 2: REFERENCE TO LAYMAN ROAD RELATES TO LAYMAN ROAD AS IT EXISTS AT THE DATE OF THE CITATION



**ENDORSED STRUCTURE PLAN**  
 To provide a framework for future detailed planning at the subdivision and development stage.  
 Date 30/3/2004  
 Delegated under s.20 of WAPC Act 1985

This Port Geographe Development Plan is adopted by resolution of the Council on 15 December 2004 pursuant to the Shire of Busselton District Town Planning Scheme No. 20  
 Chief Executive Officer [Signature] Date 28/9/05

DATE	No.	APPROVAL / REVIEW / DESCRIPTION	BY	DATE
2004/08/10	1	APPROVED AS REQUESTED BY SHIRE	SHIRE	08/10/04
2004/08/10	2	ENDORSEMENT MADE AS REQUESTED BY WAPC	WAPC	08/10/04
2004/08/10	3	EXPANSION OF PROJECT PLAN	A.S.	08/10/04
2004/08/10	4	ADDITION TO FINAL AS REQUESTED BY SHIRE	A.S.	08/10/04
2004/08/10	5	ADDITIONAL PLAN INCLUDING COUNCIL CHANGES	P.L.	08/10/04
2004/08/10	6	FINAL WEST FOR NUMBER	P.L.	08/10/04
2004/08/10	7	REVISION LAYMAN RD EAST, LAKE PLAN & COORDS. CHANGED P.L.	SHIRE	08/10/04

**PORT GEOGRAPHE DEVELOPMENT PLAN**

**Cardno BSD**

CONSULTING ENGINEER  
 CIVIL PLANNING  
 PROJECT MANAGER  
 DEVELOPMENT ENGINEER  
 SURVEY ENGINEER

DATE OF ISSUE: 15/08/04  
 SHEET NO: 1  
 PROJECT NO: P02012 P728-SK04 K